



The Town of Hilton Head Island
LMO Committee Meeting
Wednesday, February 19, 2020 – 2:00 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

- 1. Call to Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Approval of Agenda**
- 4. Approval of Minutes** – Meeting of January 15, 2020 and Special Meeting of February 6, 2020
- 5. Appearance by Citizens on Items Unrelated to Today’s Agenda**
- 6. Unfinished Business**
 - a. Discussion with DRB members related to the RD and CR zoning district standards
- 7. New Business**
- 8. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Planning Commission LMO Committee

January 15, 2020 at 2:00 p.m. Regular Meeting
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chair Todd Theodore, Michael Scanlon, Palmer E. Simmons

Absent from the Committee: None

Present from the Planning Commission: None

Present from Town Council: David Ames, Tamara Becker, Glenn Stanford

Present from Town Staff: Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 2:00 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Agenda

The Committee approved the agenda by general consent.

4. Approval of Minutes – Meeting of December 4, 2019

Vice Chairman Theodore moved to approve the minutes of the December 4, 2019 meeting. Mr. Scanlon seconded. The motion passed with a vote of 3-0-0.

Mr. Simmons entered the meeting at this time following the vote.

5. Appearance by Citizens on Items Unrelated to Today's Agenda

Larry LaBanc presented concerns regarding soliciting occurring at the Coligny Circle area and a business on Pope Avenue with bright white signs saying "Official Visitors Center".

6. Unfinished Business

a. Discuss Resort Development (RD) zoning district standards

Ms. Lewis presented the history of the Coligny Resort (CR) zoning district and the Bradley Circle area zoning. The Committee made comments and inquiries regarding the relationship between the CR district, the Bradley Circle area zoning, and their applicable overlay districts.

Ms. Dixon presented information regarding the Marriott Grande Ocean property and the Hilton Ocean Oaks Resort. The Committee made comments and inquiries regarding the difference between the RD and CR districts.

Chair McGowan asked for public comments and received the following: consider adding restrictions to the RD district through height, setbacks, mass, gross floor area (GFA), and other standards; concern for architectural elements exceeding maximum building height; concern for circulation in the Bradley Circle area.

The Committee had additional discussion related to: stepping back a building seems to work for the Forest Beach area, but not Bradley Circle; concern with applying the same standards to the Forest Beach area and Bradley Circle area; the relationship of all building components like height, mass, setbacks, GFA, and aesthetics; whether the Design Guide addresses or should be modified to address concerns regarding building mass and landscaping.

Following the discussion, the Committee asked if Staff would have a suggestion to incorporate a stepping down or de-massing design standards in the LMO. The Committee asked that one or two members of the Design Review Board attend a future meeting to have this discussion. Staff will follow up on the items discussed today.

7. **Adjournment**

The meeting was adjourned at 2:51 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



Town of Hilton Head Island
Planning Commission LMO Committee

February 6, 2020 at 10:00 a.m. Special Meeting

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chair Leslie McGowan, Vice Chair Todd Theodore, Palmer E. Simmons

Absent from the Committee: Michael Scanlon

Present from the Planning Commission: None

Present from Town Council: David Ames, Tamara Becker

Present from Town Staff: Shawn Colin, Director of Community Development; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chair McGowan called the meeting to order at 10:00 a.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Approval of Agenda

Vice Chairman Theodore moved to approve the agenda as presented. Mr. Simmons seconded. The motion passed with a vote of 3-0-0.

4. Appearance by Citizens on Items Unrelated to Today's Agenda – None

5. Unfinished Business – None

6. New Business

a. Review of proposed Workforce Housing LMO Amendments

Ms. Lewis presented the information as described in the Committee's agenda package. Ms. Lewis noted that the maps have been revised slightly and will be reviewed at the Planning Commission level as part of the zoning map application process.

The Committee had an in depth discussion on the Workforce Housing Policy document and the proposed LMO amendments. The Committee and the public at large made comments and inquiries regarding: commercial conversion cannot add more square footage but make use of the existing square footage; properties within the PUDs would have to get a zoning map amendment to do workforce housing; the Public Planning Committee recommended focus on the three priority areas to start; possibly in the future second tier areas may include properties near Union Cemetery and Spanish Wells; priority areas based on areas close to transit stops, major and minor arterials, employment centers and infrastructure; concern

that properties in the historic districts are left out and unable to participate in or receive incentives for workforce housing; concern there may not be enough incentive to be successful; concern for creating nonconformities related to mixed use development; reconsider the 99-year term affordability restriction on rentals; consider a payment in lieu of option and require developers to contribute to workforce housing; consider a multi-fund approach; review the qualifications of full-time employment; consider the different employment situations workforce employees may have such as those who work a few part-time jobs instead of one full-time job and still meet the AMI requirement; consider a provision for a lottery to get workforce housing units; the idea is to provide incentives for a program on a more sustained and long-term workforce rather than short-term housing with high turnover; provide more clarity on the focus of full-time residency; consider impacts of homeowners association fees and how those would be calculated for workforce housing units; different options are being discussed for who would be the designee of the Town; review the definition of 'household' and the term 'family unit'; success would be measured based on participation in the program; provide more information on what happens next if the required annual verification is not met; look at language regarding restrictive covenants and bankruptcy; consider replacing 'for-sale' units with 'owner-occupied' units; change reference to "the island" to "located within the Town".

Staff will take the comments provided today and bring the Workforce Housing LMO Amendments back to the Committee for review.

7. Adjournment

The meeting was adjourned at 11:18 a.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]